

RECODE CHATHAM | UNIFIED DEVELOPMENT ORDINANCE

Chatham County, NC

Board of Commissioners & Planning Board Meetings

Review of Development Standards Module | May 6-7, 2024



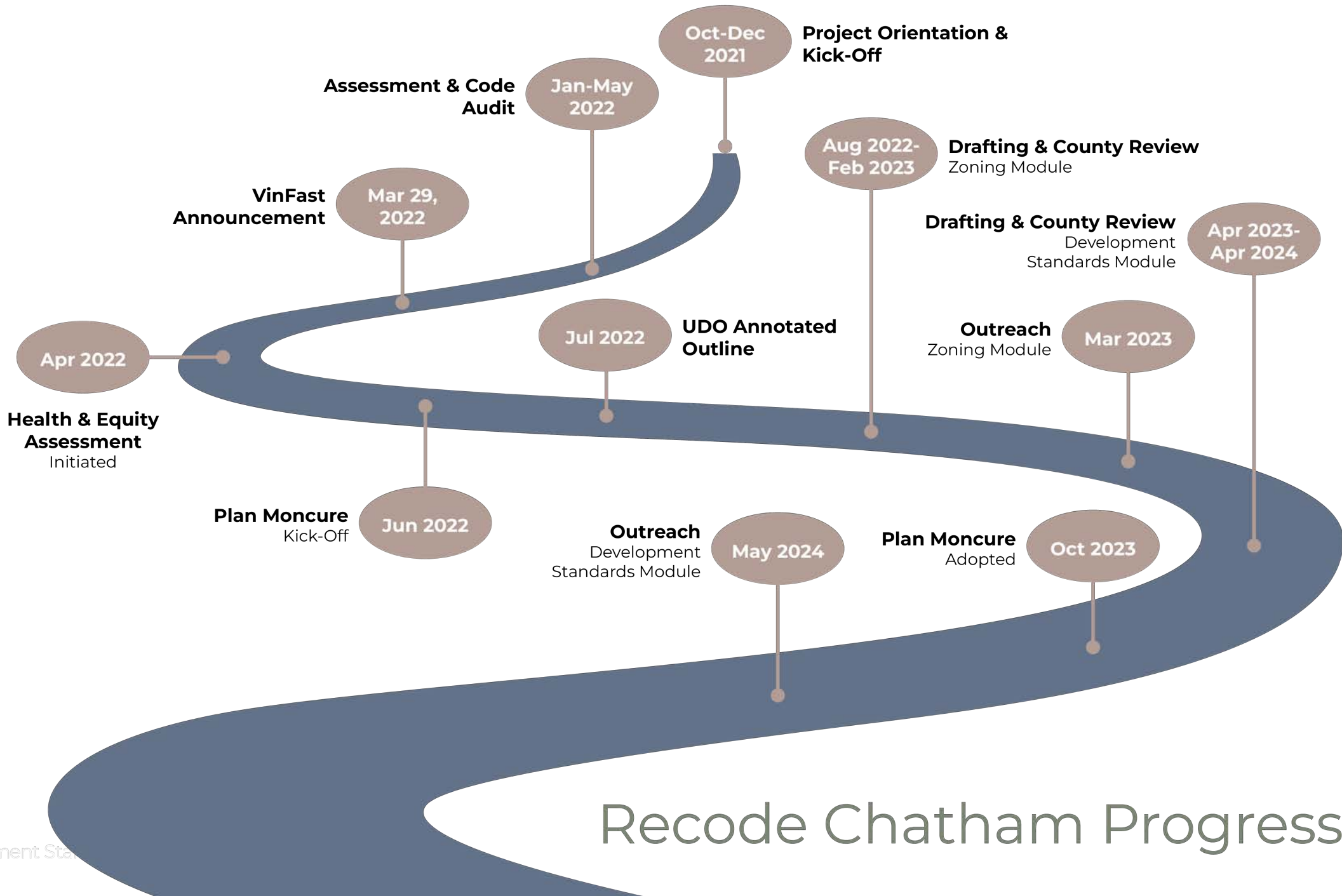
CLARION



AGENDA

- Recode Chatham Progress
- Overview of Health & Equity Assessment
- UDO Scope of Work & Schedule
- Review of Development Standards Module
- Next Steps





Recode Chatham Progress

Health & Equity Assessment

and Approaches to the
Unified Development Ordinance

Task B

Final BOC Draft | Updated November 29, 2023

RECODE | **HEALTH &
CHATHAM** | **EQUITY**



Health & Equity Assessment

- Partnership between Chatham County Public Health and Planning Departments
- Funded by a portion of the Public Health Dept.'s Healthy Communities Grant

RECODE | **HEALTH &
CHATHAM** | **EQUITY**



PROJECT PURPOSE

The central purpose of the Health & Equity Assessment is to:

1. Examine critical areas of health & equity within Chatham County;
2. Identify significant gaps through evidence-based data; and
3. Recommend steps and approaches in the Unified Development Ordinance that close those gaps.

7 CORE AREAS OF ASSESSMENT

1. **Healthy Food Access**

2. **Obesity & Inactivity**

3. **Mobility & Multi-Modal Access**

4. **Environment & Pollution**

5. **Displacement & Gentrification**

6. **Access to Health Care & Early Childhood Development**

7. **Access to Affordable Housing**

Each area includes:

- *Broad Overview* (Definition of Topic, Background, Themes, etc.)
- *Findings* (Research, Data, Indicators, Sources)
- *Implementation Approaches* (UDO and non-UDO)

Area 2: Obesity & Inactivity

The [Parks and Recreation Comprehensive Plan](#) indicates there are many barriers to physical activity and a lack of safe, accessible places to exercise available to all. In fact, more than 1 in 5 Chatham County adults (21.2%) think the County should focus on improving sidewalks and bike lanes to improve health and quality of life in the Chatham community. More generally, research has shown that youth who live in poor or mostly minority neighborhoods are 50% less likely to have a recreational facility near their home⁵ and that 70% of predominantly African-American neighborhoods and 81% of predominantly Hispanic neighborhoods lack recreation facilities.⁶ Furthermore, disparities exist in acres of parks per person, park spending, park quality, park maintenance, and park safety in minority and low-income neighborhoods when compared to peer neighborhoods.⁷

In 2019, 63.4% percent of the population had access to exercise opportunities in Chatham County according to Healthy Communities, NC [data](#). The County's [2021 Community Assessment](#) reports most Chatham County adults engage in some physical activity during a typical day. More than half spend at least an hour doing physical activity in a day (53.7%), while a small amount does less than 30 minutes (15.7%). According to the report, the main reasons why adults do not engage in physical activity include not having time to do so (36.7%), having no one to exercise with (30.5%), not liking to exercise (30.5%), and having an injury (10.3%). The 2018 Chatham County Parks

5 Gordon-Larsen P, Nelson MC, Page P, Popkin BM. "Inequality in the Built Environment Underlies Key Health Disparities in Physical Activity and Obesity, 117(2): 417-424, 2006.

6 Moore LV, Diez Roux, AC, Evenson KR, et.al. "Availability of Recreational Resources in Minority and Low Socioeconomic Status Areas". American Journal of Preventive Medicine, 34(1): 16-22, 2008.

7 Wen, M., et al. (2013). Spatial Disparities in the Distribution of Parks and Green Spaces in the USA. Annals of Behavioral Medicine, 45(1Suppl): S18-S27.



KEY INDICATORS OF OBESITY AND INACTIVITY:

- » Body Mass Index (BMI)
- » Proximity to parks (e.g., % of population within ½-mile of a park or shared use recreation area)
- » Walking access (% of population with a less than ½-mile walkable route to park, shared use recreation area, or trail entrance)
- » Park acreage (total land area designated as public parks or trails in a given range (park deserts, unequal distribution)
- » Financial Investment (per park user; per resident within ½-mile of park; ratio of reinvestment (how much invested in park/ total cost to replace all existing park assets)

Area 2 UDO Action Items

The action items listed below are direct ways in which the Unified Development Ordinance can help close unnecessary gaps and mitigate barriers to achieving health equity.

A. Safe & Accessible Public Spaces

1. **Universal Design.** In addition to designing in accordance with the minimum standards outlined in the Americans with Disabilities Act (ADA), open space and streetscape standards should consider intuitive design and inclusive mobility for all users. For example, consideration should be given to safety for youth, those with visual impairments, parents with strollers, and those with physical impediments.
 - a. The UDO should integrate universal and accessible design principles, standards, and specification where practicable.
 - b. Consider integrating Universal Design requirements or incentives for new housing construction to better accommodate the needs of aging individuals and those who experience disabilities.¹
2. **Community Gathering Space.** Promote the creation of green spaces, amenity space, and community spaces that foster social cohesion and activity in subdivisions and new developments.
3. **Link Neighborhoods with Parks & Open Spaces.** Promote a continuous and complete open space network and strengthen connection of parks and open spaces through adequate bicycle and pedestrian infrastructure.
4. **Public Access to Parks.** Support public transportation options and expansions that connect neighborhoods to parks and open space.
5. **Safe Active Areas.** Enhance design and safety of public areas where people are or could be physically active.

1 American Planning Association. *Equity in Zoning Policy Guide*, 2022.

Area 2: Obesity & Inactivity

UDO INTEGRATION

	1 Introduction	2 Zoning	3 Use Regs.	4 Dev. & Design	5 Tree Protection	6 Open Space	7 Infrastructure	8 Watershed	9 Stormwater	10 Soil & Sed.	11 Flood Prevent.	12 Subdivision	13 Procedures	14 Review Bodies	15 Nonconform.	16 Enforcement	17 Rules/Meas.	18 Definitions	19 Submittal Req.
Universal Design				●		●	●					●							
Community Gathering Space				●		●	●					●							
Link Neighborhoods with Parks & Open Space				●		●	●					●							
Public Access to Parks				●		●	●					●							
Safe Active Areas				●		●	●					●							
Walkable Subdivisions							●					●							
Pedestrian-Oriented Design				●		●	●					●							
Flexible Public Space Standards				●		●	●					●							

RECODE **CHATHAM** | **HEALTH & EQUITY**

Overview

In the field of community planning, health and equity play important roles contributing to creating livable, sustainable, and healthy communities.

Health is considered a fundamental aspect of community planning and its improvement is considered a key outcome. Planners can address health in the built environment by designing and implementing community plans that promote healthy lifestyles, such as walkability, access to healthy food, and recreational opportunities.

Equity is a critical aspect of planning for ensuring all individuals within a community have access to the same benefits, resources, and opportunities, such as access to affordable living conditions, promoting public transportation options, and addressing environmental justice concerns.

Chatham County recognizes the importance of health and equity in planning for the County's future. Themes around health and equity emerged early in the Recode Chatham planning process during initial meetings with stakeholders and the Board of Commissioners, resulting in a decision to focus on seven core areas:

1. Healthy Food Access
2. Obesity & Inactivity
3. Mobility & Multi-Modal Access
4. Environment & Pollution
5. Displacement & Gentrification
6. Access to Health Care & Early Childhood Development
7. Access to Affordable Housing

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UDO SCOPE OF WORK

Stage 4: Adoption

Zoning Module • Development Standards Module • Procedures Module • Definitions Module

Stage 3: Code Drafting

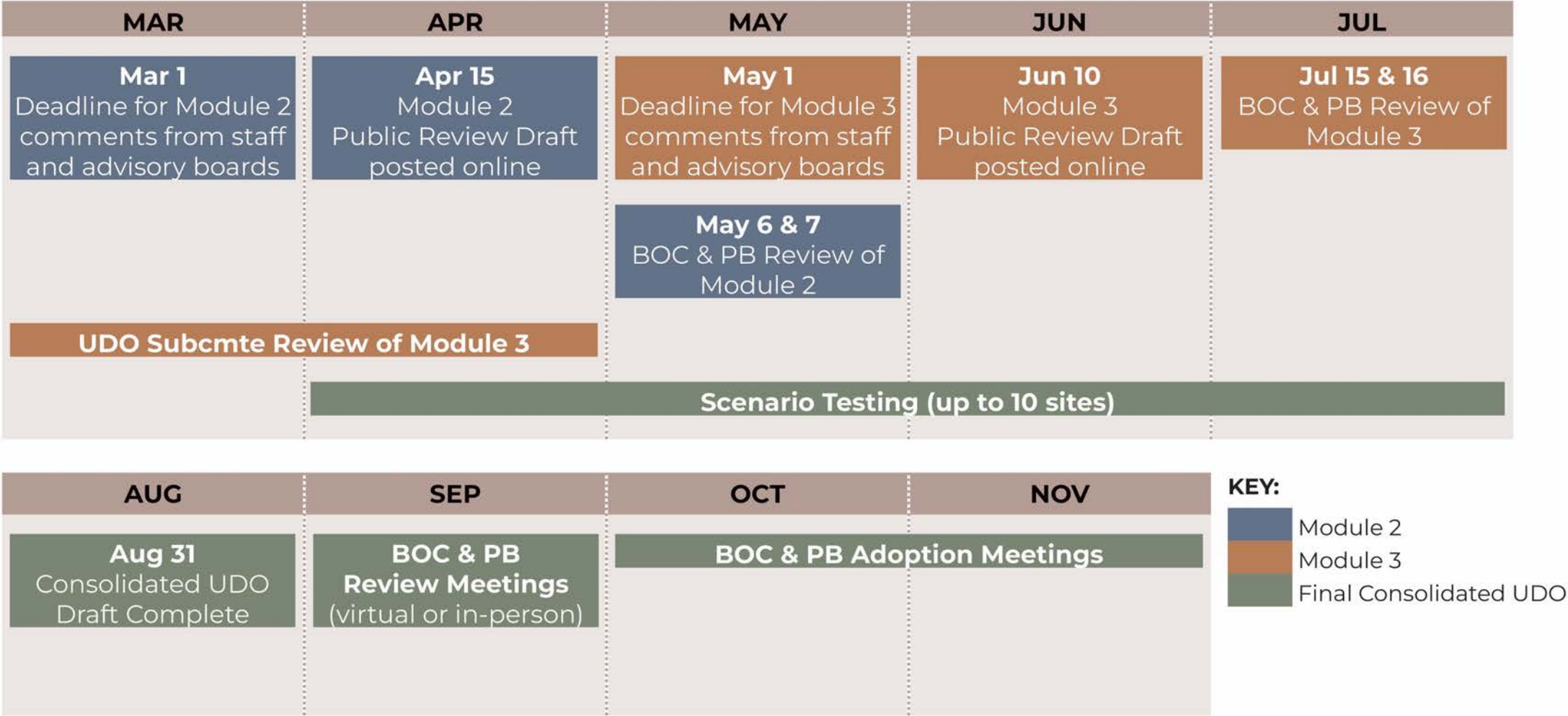
*Zoning Module • **Development Standards Module** • Procedures Module • Definitions Module*

Stage 2: Assessment

Code Audit • Drafting Blueprint (Annotated Outline)

Stage 1: Project Orientation

Focus Group Listening Sessions • Document Review



- Following adoption of the UDO, the consultant team will:
- » Prepare the final UDO, with any edits required by the BOC;
 - » Prepare an Administrative Manual; and
 - » Conduct a training session with frequent code users.

UDO ORGANIZATION

- **Chapter 1: *Introduction***
- **Chapter 2: *Zoning Districts***
- **Chapter 3: *Use Regulations***
- **Chapter 4: *Development & Design Standards***
- **Chapter 5: *General Subdivision Standards***
- **Chapter 6: *Conservation & Open Space***
- **Chapter 7: *Infrastructure & Public Improvements***
- **Chapter 8: *Watershed Protection***
- **Chapter 9: *Stormwater Management***
- **Chapter 10: *Soil Erosion & Sedimentation Control***
- **Chapter 11: *Flood Damage Prevention***
- **Chapter 12: *Procedures***
- **Chapter 13: *Reviewing & Decision-Making Bodies***
- **Chapter 14: *Nonconformities***
- **Chapter 15: *Enforcement***
- **Chapter 16: *Rules of Interpretation & Measurement***
- **Chapter 17: *Definitions & Acronyms***
- **Chapter 18: *Submittal Requirements***

ANNOTATED OUTLINE

- Drafting “blueprint”
- Working document that is updated as the UDO takes shape
- Shows structure of UDO and where current code provisions are anticipated to be located

CHAPTER 1 INTRODUCTION

1.1 TITLE

Provides the full name of the ordinance (“Chatham County Unified Development Ordinance”), in addition to any abbreviated titles (e.g., “UDO”).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 1 TITLE
SR SECTION 1.1 TITLE

1.2 PURPOSE

Describes the reasons for the Unified Development Ordinance and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO PAGE 1
SR SECTION 1.3 PURPOSE

1.3 AUTHORITY

Recites authority for UDO, including N.C.G.S. Chapter 160D.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO PAGE 1
SR SECTION 1.2 AUTHORITY

1.4 APPLICABILITY

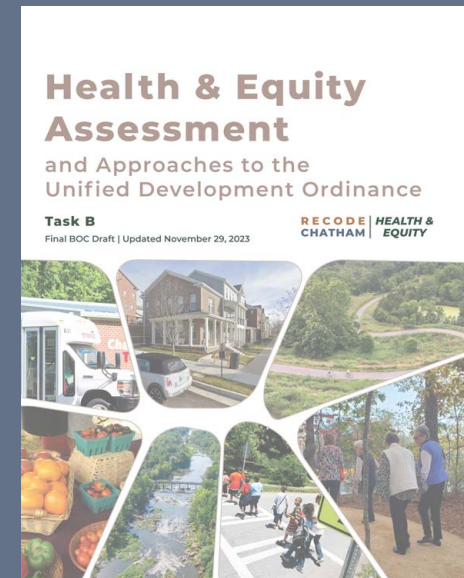
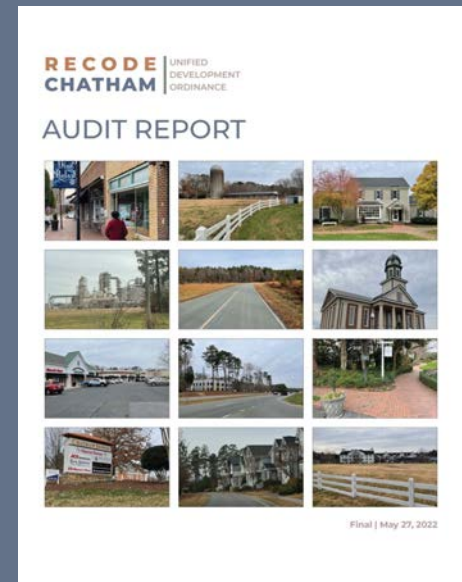
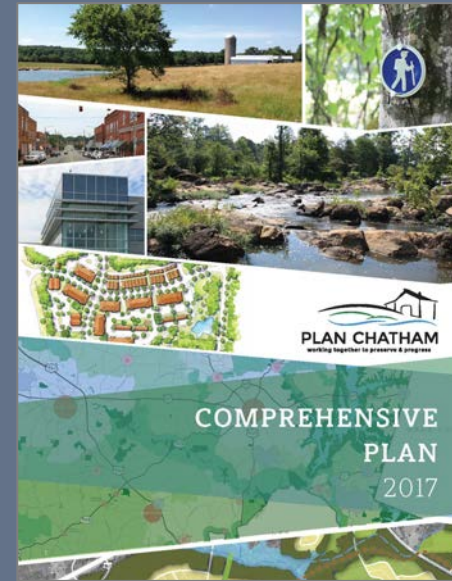
Describes the area of jurisdiction for zoning and land development. Carries forward and clarifies, as needed, the State-mandated exemption for bona fide farms.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 2 JURISDICTION
ZO SECTION 3 BONA FIDE FARM EXEMPT
SR SECTION 1.4 JURISDICTION

WHAT GUIDES THE INITIAL UDO DRAFTS?

1. *Plan Chatham*
2. The input of the Focus Groups, community, Planning Board, Board of Commissioners, and County advisory committees (*Audit Report*)
3. Draft *Health & Equity Assessment*
4. Direction from staff and Planning Board UDO Subcommittee as we go



RECODE CHATHAM

 | UNIFIED
DEVELOPMENT
ORDINANCE

About the Project

Chatham County is undertaking Recode Chatham, a project to rewrite its land-use regulations that include zoning and subdivision regulations based on the policy direction in the Plan Chatham Comprehensive Plan, adopted in 2017. The project will result in a new Unified Development Ordinance (UDO) that serves as the primary regulatory document guiding all development and land use within the county.

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The UDO will be a user-friendly document for residents, elected officials, appointed boards, and the development community, with a streamlined development review process tailored uniquely to Chatham County. The goal is that the UDO will develop clear procedures and guidelines that are simple, flexible, and easily administered.

Documents & Work Products

UDO Development Standards Module (April 15, 2024)

[Chapter 4: Development & Design Standards](#)

[Chapter 5: General Subdivision Standards](#)

[Chapter 6: Conservation & Open Space](#)

[Chapter 7: Infrastructure & Public Improvements](#)

[Chapter 8: Watershed Protection](#)

[Chapter 9: Stormwater Management](#)

[Chapter 10: Soil Erosion & Sedimentation Control](#)

[Chapter 11: Flood Damage Prevention](#)

[Chapter 17: Definitions & Acronyms \(working draft\)](#)

[Appendix A: Plant List](#)

[Appendix B: Invasive Plant List](#)

[Annotated Outline \(April 17, 2024\)](#)

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DEVELOPMENT STANDARDS MODULE REVIEW

- Chapter 4: *Development & Design Standards***
- Chapter 5: *General Subdivision Standards***
- Chapter 6: *Conservation & Open Space***
- Chapter 7: *Infrastructure & Public Improvements***
- Chapter 8: *Watershed & Riparian Buffer Protection***
- Chapter 9: *Stormwater Management***
- Chapter 10: *Soil Erosion & Sedimentation Control***
- Chapter 11: *Flood Damage Prevention***
- Chapter 18: *Definitions & Acronyms* (working draft)**
- Appendix A: *Plant List***
- Appendix B: *Invasive Plant List***

CHAPTER 4: DEVELOPMENT & DESIGN STANDARDS

- Building Design
- Fire Protection
- Landscaping & Screening
- Lighting
- Parking & Loading
- Signs

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4.2: BUILDING DESIGN

- New architectural standards
- Applies to:
 - Non-residential,
 - Mixed use, and
 - Multi-family buildings (5+ units)

Architectural Standards:

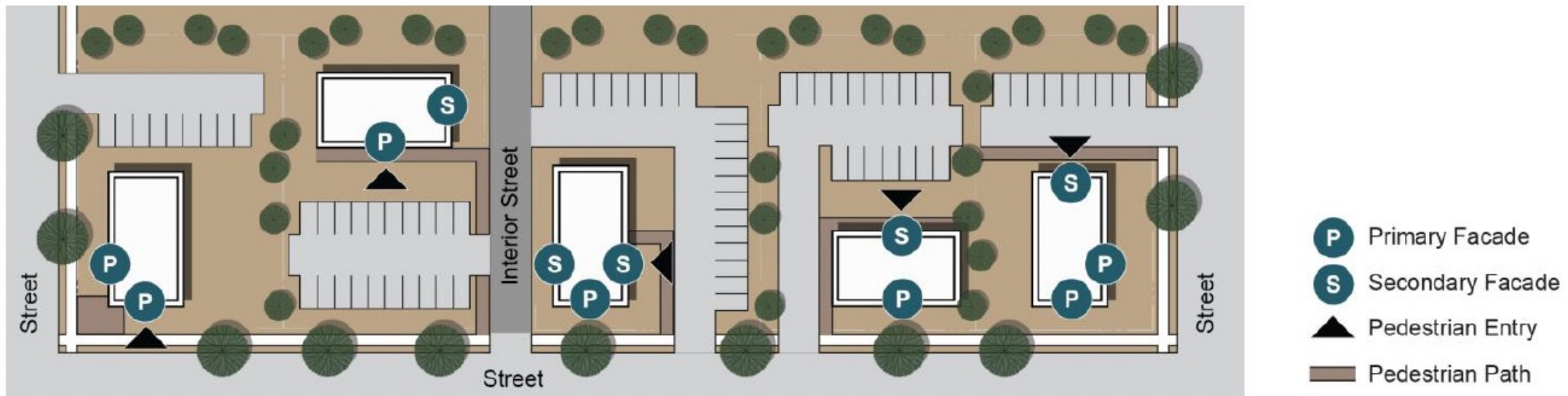
- ✧ Frontage types
- ✧ Roofs
- ✧ Wall planes
- ✧ Building composition (top, middle, base)
- ✧ Area for wall signs
- ✧ Windows
- ✧ Exterior materials

Additional Standards for:

- ✧ High-visibility corner sites
- ✧ Roof-mounted utilities
- ✧ Auto-oriented canopy structures
- ✧ Outdoor display and storage areas

PRIMARY & SECONDARY FACADES

- Prioritizes the fronts of buildings w/ “primary façade” to face the street, interior street, parking area, or publicly accessible open space
- Requires a pedestrian pathway connecting to existing or planned public sidewalk



FRONTAGE TYPES

- Required along primary and secondary frontages
- Supports variety of building design
- Ensures protection of pedestrian from elements
- Promotes activity and safety at point of access
- Types:
 - Shopfront
 - Arcade or Gallery
 - Covered Entrance
 - Residential Stoop / Commercial Stoop
 - Porch or Portico
 - Commercial Terrace / Plaza
 - Forecourt



EXTERIOR MATERIALS

- Prohibits unfinished concrete masonry units (CMU) block; plywood; and vinyl siding
- Prohibits corrugated metal & exterior insulation and finish systems (E.I.F.S.) along the base of the building
- Multi-family buildings (5+ units) must use:
 - Brick, stone, or similar material
 - Wood
 - Fiber Cement Siding
 - Stucco Finish

SOLAR ENERGY SYSTEMS

- Required for buildings greater than 100,000 sf GFA
- May be roof-mounted, integrated with the building, or ground-mounted
- Ground-mounted may be incorporated as canopies above surface parking areas or above ground cover vegetation

4.3: FIRE PROTECTION

- Authorizes Fire Marshal to enforce prohibitions against on-street parking on any streets not expressly designed and constructed to accommodate it, if the on-street parking obstructs access by fire apparatus
- Cross-references Chapter 93: *Fire Prevention & Protection* permit requirement for uses involving hazardous materials

4.4: LANDSCAPING & SCREENING

- Generally incorporates standards from CCAC's Revised Design Guidelines
- **General Landscaping Standards**
 - Builds on and reorganizes the general landscaping standards in the Revised Design Guidelines, largely Section 8
 - New native plant and species diversity requirements
- **Building Foundation Landscaping**
 - Updates and clarifies standards in Section 8.8 of Revised Design Guidelines

4.4: LANDSCAPING & SCREENING

- **Parking Lot Landscaping**

- Updates existing standards and adds new option for use of “solar canopies” as interior landscaping in parking lots

- **Screening of Site Features**

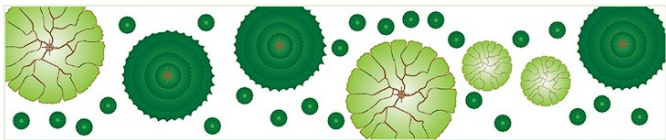

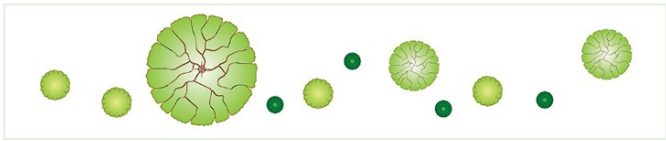
- Updates and clarifies existing requirement to screen outdoor storage areas, garbage collection areas, etc. from view

- **Landscaping Maintenance**

- Updates existing standards, makes clear the landowner’s responsibility to maintain landscaping

TRANSITIONAL BUFFERS

- Builds on screening standards from Revised Design Guidelines
- Modified to reference updated set of uses in new Ordinance
- New street buffer required along major roads in County (such as US 64 and portions of US 15-501 and US 421)

Table 4.4.7-1: Buffer Options	
Buffer Type and Description	Illustration of Required Vegetation in Buffer Segment (20 feet width by 100 feet length) ¹
Type A: Opaque This buffer is a complete barrier that prevents visual contact between uses and creates a strong separation at any time of year.	
Type B: Semi-Opaque This buffer provides a moderate amount of screening that allows views into property from certain areas or during certain seasons.	
Type C: Aesthetic This buffer functions as an intermittent visual obstruction, creating the impression of separation without eliminating visual contact between uses.	
Type D: Successional Growth This variable width buffer uses existing natural vegetation to provide separation between uses and a visual screen between development and certain major streets.	

4.5: LIGHTING

- Modernizes and simplifies current exterior lighting regulations
- Applies to:
 - Commercial, office, institutional, and industrial developments
 - Multi-family dwellings containing 5+ dwelling units
 - Apartment complexes
 - Vehicular canopies
 - Outdoor display areas

4.5: LIGHTING

- Introduces lighting zones (groups of similar zoning districts) that regulate amount of lighting and off-site impacts
- Regulates lighting levels using International Energy Conservation Code (IECC), a component of the Building Code
- Regulates off-site impacts using BUG ratings
- Regulates lighting color
- Eliminates street lighting exemption; requires all streetlights to:
 - Be fully-shielded
 - Comply with color standards

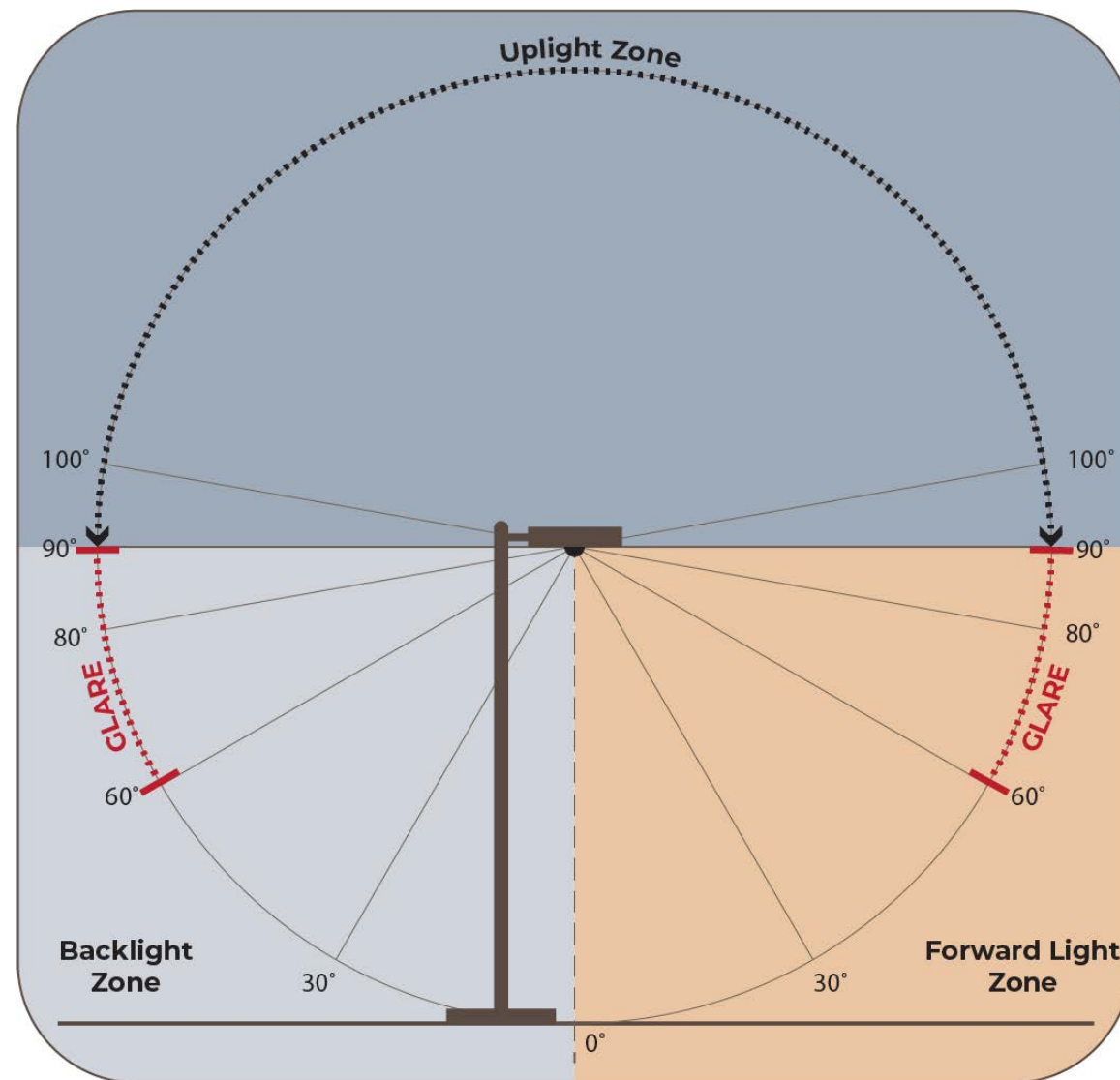
LIGHTING ZONES

- **LZ-1**
 - Low ambient lighting
- **LZ-2**
 - Moderate ambient lighting
- **LZ-3**
 - Moderately high lighting levels

Table 4.5.6-1: Lighting Zones	
Zoning District	Lighting Zone (LZ)
PP, AG, RA, R5, R2, RV	LZ-1
R1, OI, NB, CB, RB, RHC, IL, CD-CR, CD-MU, CD-CN	LZ-2
IH	LZ-3

BUG RATINGS

- **B**acklight
- **U**plight
- **G**lare
- Provided on the manufacturer's spec sheet for the luminaire
- Easily verifiable during site plan review
- Eliminates need to regulate footcandles at the lot line



4.6: PARKING & LOADING

- **Parking Lot Improvement, Design, and Location Requirements**
 - New surfacing requirements, new dimensional standards, enhanced pedestrian access requirements through large parking lots, and new Electric Vehicle charging station requirements
- **Alternative Parking Plans**
 - Provides several options for landowners to reduce the amount of parking they are required to provide—parking study, off-site parking, or on-street parking in some locations

4.6: PARKING & LOADING

- **Vehicle Queuing**

- New standards to accommodate cars lining up to access a parking lot or drive-through, to minimize backups onto roads

- **Bicycle Parking**

- New, basic requirements for bicycle parking for certain uses
- Higher bike parking requirements in R-1, OI, NB, CB, RB, NC, and AC zoning districts

- **Off-Street Loading**

- New, more precise off-street loading standards

PARKING RATIOS

- Eliminates parking requirements for most uses
 - Minimum parking standards lead to excess parking, which raises development costs and amount of impervious surface
 - Difficult to calibrate
 - Developers incentivized to provide enough parking, not excess
 - County context reduces risk of “spillover” parking
- Many communities have eliminated minimum parking requirements; none have reinstated them

PARKING RATIOS

- Parking standards retained or added:
 - Most residential uses: single-family, townhomes, apartments
 - (Based on staff experience, multifamily parking requirements slightly increased, townhomes slightly decreased)
 - Bed & breakfast uses now require parking
- Other parking standards eliminated
 - Most civic/institutional, commercial, and industrial uses
 - Exception: vehicle sales and service

4.7: SIGNS

- Combines:
 - ZO § 15: Regulations Governing Signs
 - ZO § 13.12: Permanent Sign and Billboard Lighting
 - Chatham County Off-Premise Signs Ordinance (OPSO)
- Content neutrality is the primary goal.

CONTENT NEUTRALITY

- Required by First Amendment protections of free speech.
- Cannot generally regulate signs based on their content.
- Implementation:

Exempt signs
Prohibited signs
Sign districts
Incidental signs
Temporary signs

Table 4.7.9-1: Incidental Sign Allowances					
Standard	Sign District				
	AOS	RES	LC	GC	IND
Perimeter Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit required	No	No	No	No	No
Setback (min)	N/A	N/A	N/A	N/A	N/A
Number (max per entrance/exit)	2	1	2	2	2
Sign Area (max)	4 sf	2 sf	4 sf	4 sf	4 sf
Sign Height (max)	4 ft	3 ft	4 ft	4 ft	4 ft
Letter Height (max)	3 in	3 in	3 in	4 in	4 in
Illumination	No	No	Yes	Yes	Yes
Readerboard	No	No	No	No	No
EMC	No	No	No	No	No

BILLBOARDS

- Declared nonconforming
 - New billboards cannot be constructed
 - But allows their continued use, maintenance, and relocation for highway construction
- Maintains current location standards
 - Adjacent to:
 - U.S. Highway 64 west of Pittsboro
 - U.S. Highway 421
 - Separation distance:
 - One mile from another billboard
 - 1,000 feet from a school, residence, church or place of worship, public park, or cemetery
 - 250 feet from intersections and bridges

MULTI-TENANT DEVELOPMENTS

- Multi-tenant developments defined
- Freestanding signs: 25% larger area allowance
- Attached signs: limited to tenants with a separate public entrance

CHAPTER 5: GENERAL SUBDIVISION STANDARDS

- Sliding scale density in AG & RA Districts
- New design requirements:
 - Compact subdivisions
 - Townhouse subdivisions
 - Non-residential subdivisions

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SLIDING SCALE DENSITY

- Implements *Plan Chatham* Strategy 6.4 using the case study example on p. 99 of the plan, though proposed density is lower
- Goals:
 - Reduce conflicts between agricultural and residential uses
 - Preserve agricultural and forestry lands and rural community character that might be lost through conventional development approaches
 - Preserve areas of the county with productive soils for continued agricultural and forestry use by preserving blocks of land large enough to allow for efficient operations

SLIDING SCALE DENSITY

- Applies only in:
 - New AG District
 - New RA District
- Applies to:
 - Conventional subdivisions
 - Conservation subdivisions

Table 5.4.1-1: Sliding Scale Density in AG & RA	
Area of Lot to be Subdivided	Density (max)
6 ac to 30 ac	1 du per 3 ac
More than 30 ac to 50 ac	1 du per 3 ac for the first 30 ac, then 1 du per 5 ac for the additional acreage
More than 50 ac to 100 ac	1 du per 3 ac for the first 30 ac, then 1 du per 10 ac for the additional acreage
More than 100 ac to 500 ac	1 du per 3 ac for the first 30 ac, then 1 du per 15 ac for the additional acreage
More than 500 ac	1 du per 3 ac for the first 30 ac, then 1 du per 20 ac for the additional acreage
Key: max = maximum allowed ac = acres du = dwelling unit	

SUBDIVISION DESIGN

- Allowable subdivision designs based on zoning district and presence (or lack of) public water and sewer

Table 5.1.5-1: Subdivision Designs Available in Each District						
Subdivision Design						
District ¹	Public Water & Sewer?	Conventional	Conservation	Compact	Townhouse	Non-Residential
NC	No	✓	X	X	X	✓
	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
AC	Yes	✓	X	X	✓	✓
	No	✓	X	X	X	✓
CB	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
RB	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
RHC	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
IL	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
IH	Yes	✓	X	X	X	✓
	No	✓	X	X	X	✓
CD-CR	Yes	X	X	✓	✓	✓
	No	X	X	X	X	✓
CD-CMU	Yes	X	X	✓	✓	✓
	No	X	X	X	X	✓
CD-CN	Yes	X	X	✓	X	✓
	No	X	X	X	X	✓

Key: ✓ = the subdivision type is allowed | X = the subdivision type is prohibited

¹ See [2.1.2: Districts Established](#).

SUBDIVISION DESIGN

- **Compact**

- Applies in new compact conditional districts
- Requires neighborhood gathering points within ¼ mile of all DUs
- Requires trails, street trees, overflow parking, underground utilities

- **Townhouse**

- Design standards such as driveway separation for front-loaded units, garage façades flush with or recessed from front façade
- Requires overflow parking, communal trash collection areas

CHAPTER 6: CONSERVATION & OPEN SPACE

- Open Space
- Cemetery Buffers
- Tree Protection

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6.1: OPEN SPACE

- Proposes a new framework for open space
- Requires a minimum % in all new:
 - Major residential subdivisions
 - Apartment complexes
 - Mixed use developments
 - Conditional zoning districts
- Provides a menu of open space types
 - Open space must be comprised of 50% Natural Area plus at least one other open space type
 - In a residential subdivision, the second open space type must be Recreation Area

Open Space Types:

- ✧ Natural Area
- ✧ Cultural Resource Protection Area
- ✧ Transitional Buffers
- ✧ Agricultural Area
- ✧ LID Features
- ✧ Equestrian Area
- ✧ Regional Park
- ✧ Community Park
- ✧ Neighborhood Park
- ✧ Pocket Park
- ✧ Linear Park
- ✧ Greenway
- ✧ Recreation Area
- ✧ Square/Green
- ✧ Plaza

Section 6.1: Open Space

Table 6.1.3-1: Minimum Amount of Open Space Required in Conventional Districts		
Subdivision/Development Type	Amount of Open Space Required (min)	Types of Open Space Allowed ¹
Major Subdivision		
Conservation	45% of site area	Cultural Resource Protection Area LID Feature Natural Area Neighborhood Park Pocket Park Linear Park Greenway Square/Green
Conventional	15% of site area	All types listed in Table 6.1.4-1, except Plazas
Non-Residential	None	n/a
Townhouse	20% of site area	All types listed in Table 6.1.4-1, except Plazas
Apartment Complex		
New	20% of site area	All types listed in Table 6.1.4-1, except Plazas
Mixed Use Development		
New	15% of site area	All types listed in Table 6.1.4-1
Key: min = minimum required n/a = not applicable		
¹ See Subsection 6.1.4: Types of Open Space for descriptions.		

Table 6.1.3-2: Minimum Amount of Open Space Required in Conditional Districts		
Zoning District ¹	Amount of Open Space Required (min)	Types of Open Space Allowed ¹
CD-CR	25%	All types listed in Table 6.1.4-1, except plazas
CD-CMU	20%	All types listed in Table 6.1.4-1
CD-CN	15%	All types listed in Table 6.1.4-1
Key: min = minimum required		
¹ See Section 2.3: Conditional Districts .		



GREENWAYS & TRAILS

- When a proposed development site contains a greenway or trail depicted on the Proposed Trail Network map in the Chatham County *Parks & Recreation Master Plan*, the developer must preserve the greenway or trail corridor through one of the following techniques:
 - Reservation, without improvements
 - Dedication to Chatham County (with BOC approval)
 - Dedication to Chatham County (with BOC approval) and construction
 - Construction, maintained under private ownership

6.2: CEMETERY BUFFERS

- Applies to new developments, redevelopment, and subdivisions that:
 - Are located on a lot that contains a cemetery
 - Are located on a lot immediately adjacent to a lot that contains a cemetery shown on Chatham County's online Cemeteries & Historical Sites Map that is within 30 feet of the shared lot line
- Requires a 30 ft buffer, maintained generally in its natural state
 - May plant vegetation and remove invasive plants
 - Allows access trail if only trees ≤ 3 inches DBH are removed and vegetation is removed without the use of heavy equipment or herbicides

6.3: TREE PROTECTION

- This new Section provides tree protection standards recommended by Plan Chatham, the Appearance Commission, the Tree Protection Working Group, and County staff.
- Required for:
 - Major subdivisions
 - Non-residential developments that require a stormwater plan
 - Exceptions for agriculture and forestry
- Preservation of specimen or heritage trees is not required in the proposed draft.

TREE SAVE AREAS

- Areas where existing trees are preserved on a development site.
- Incentives for:
 - Natural Heritage Natural Areas
 - Existing hardwood stands
 - Riparian areas



TREE SAVE AREAS - DISTRICTS

- Required TSA % varies by district.

Table 6.3.3-1: Tree Preservation Standards by District	
Zoning District	Tree Save Requirement (min)
PP	n/a
R5	45%
AG, RA, R2	35%
R1	25%
RV, OI, RHC	30%
CD-CR, CD-CMU, CD-CN, NB, NC, AC, CB, RB, IL, IH	20%
Key: min = minimum required n/a = not applicable	

TREE SAVE AREAS - DETAILS

- Planting or replanting is required.
 - Sites that do not have sufficient tree canopy to satisfy the tree save area percentage will be required to plant trees.
 - Proposed planting/replanting rate is 100 trees/acre (21' x 21' spacing).
 - Sites that are not suitable for tree planting may provide alternative compliance.
- Administrative approval required for tree removal on development sites.
- Requires tree surveys, tree protection plans, and landscaping plans.
- Uses - unpaved trails only.

6.4: LONG-TERM PRESERVATION & MAINTENANCE

- Common standards that apply to required open space, cemetery buffers, and tree save areas
- All areas must:
 - Be platted as a lot
 - Remain as conservation or open space in perpetuity
 - Be maintained so that its use and enjoyment as conservation or open space is not diminished or destroyed
- Requires permanent protection through deed restrictions, covenants, easements, or other legal instruments
- Includes maintenance standards

CHAPTER 7: INFRASTRUCTURE & PUBLIC IMPROVEMENTS

- Summary table of required improvements by dev. type
- Street improvements
- Other improvements
- Performance guarantees

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Table 7.1.1-1: Required Improvements by Development Type

Required Improvement	Development Type					
	Minor Subdivision (<5 lots)	Minor Subdivision (6-15 lots)	Major Subdivision	Apartment Complex	Mixed Use Dev.	Non-Residential Dev.
<u>Monuments & Lot Markers</u>	✓	✓	✓	X	X	X
<u>Pedestrian & Multimodal Systems</u>	X	X	✓	✓	✓	✓
Stormwater Drainage Systems	Refer to Chapter 9: Stormwater Management for applicable regulations					
<u>Public Streets</u>	X	X	✓	X	X	X
<u>Private Streets</u>	✓	✓	X	✓	✓	✓

7.2: STREET IMPROVEMENTS

- Connectivity standards
 - Connection to adjacent stub streets
 - Provision of future connections (new stub streets) to adjacent undeveloped lots
- Public streets
 - Required in major subdivisions, unless otherwise allowed by BOC in a conditional district
- Private streets
 - Proposed elimination of County standard road
 - Private streets now required to meet NCDOT standards
- Private driveways (up to 15 lots)

7.3: OTHER REQUIRED IMPROVEMENTS

- Monuments and lot markers
- Pedestrian and multimodal systems
- Street name and traffic signs
- Utilities
- Wastewater systems
 - New setback requirements for private treatment facilities
- Water supply systems
- Deferral or waiver allowed for improvements in major subdivision through BOC approval at Sketch Plan

CHAPTER 8: WATERSHED & RIPARIAN BUFFER PROTECTION

- New High Density development option in watersheds
- Restructured standards for greater clarity

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WATERSHED STANDARDS

- Allows “high-density” development
 - Option under state regulations, newly permitted in Chatham County
- Low-density development unchanged:
 - 12% maximum “built-upon area” in state watershed areas
 - 24% or 36% in local watershed areas
- New high-density development in certain *Plan Chatham* areas, with appropriate zoning

Table 9.4.1-3: Land Use Areas Eligible for High Density Development Option ¹⁵	
Area	Built-Upon Area, Max.
Town Center	70%
Employment Center	70%
Community Center	60%
Neighborhood Center	60%
Compact Residential	50%
Villages	50%
Crossroad Community	45%

70% at Moncure Megasite

WATERSHED STANDARDS

- Additional changes
 - Allows “density averaging” added by NCGA in 2019
 - First parcel “donates” its allowed watershed development right (“built-upon area”) to a second parcel
 - First parcel cannot use the development rights it donated to the second parcel
 - Updates use of permitted and prohibited activities; uses now regulated through zoning districts and Ordinance’s new use table
 - Minor updates to conform to changes in state regulations

RIPARIAN BUFFER STANDARDS

- Minimal substantive changes
 - Retains County’s local riparian buffer standards
 - Reorganizes regulations for greater clarity and usability
 - Minor updates to conform to changes in state regulations

Table 9.6.2-1 Riparian Buffers on Lots Created On or After December 2, 2008		
Surface Water Classification	Buffer Length (feet landward)	How Measured
Perennial Stream	100	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides of perennial <u>streams</u> , or is the full horizontal extent of the Area of Special Flood Hazard as most recently mapped by the North Carolina Floodplain Mapping Program, NC Division of Emergency Management, whichever is the greater horizontal distance.
Intermittent Stream	50	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides of intermittent streams
Ephemeral Stream	30	Horizontally on a line perpendicular from top of bank; this distance is measured on all sides along all ephemeral streams
Wetland	50	Horizontally on a line perpendicular from the delineated boundary, surrounding all features classified as wetlands and linear wetlands.
Perennial Water Body	50	Horizontally on a line perpendicular from the delineated boundary

RIPARIAN BUFFER STANDARDS

- Updates to administrative procedures
 - Clarifies responsibilities of Watershed Administrator and Watershed Review Board
 - New procedure for Density Averaging
 - Updates variance procedure to reflect new high-density development option

CHAPTER 9: STORMWATER MANAGEMENT

- Largely carries forward current stormwater ordinance
- Updates for statutory compliance
- Staff is currently consulting with NCDEQ on additional revisions necessary to implement high density Watershed Protection regulations

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CHAPTER 10: SOIL EROSION & SEDIMENTATION CONTROL

- Largely carries forward current SESC ordinance
- Adds provisions for transfer of approved plans to a new property owner
- Revisions to Penalties section to clarify appeal and remission procedures

CHAPTER 10 SOIL EROSION & SEDIMENTATION CONTROL

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CHAPTER 11: FLOOD DAMAGE PREVENTION

- Carries forward current FDP ordinance with minor revisions
- Relocates definitions to end of chapter

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APPENDICES A & B: PLANT LISTS

- Appendix A: Plant List
- Appendix B: Invasive Plant List
- Both from Appearance Commission's Design Guidelines

APPENDIX A PLANT LIST¹

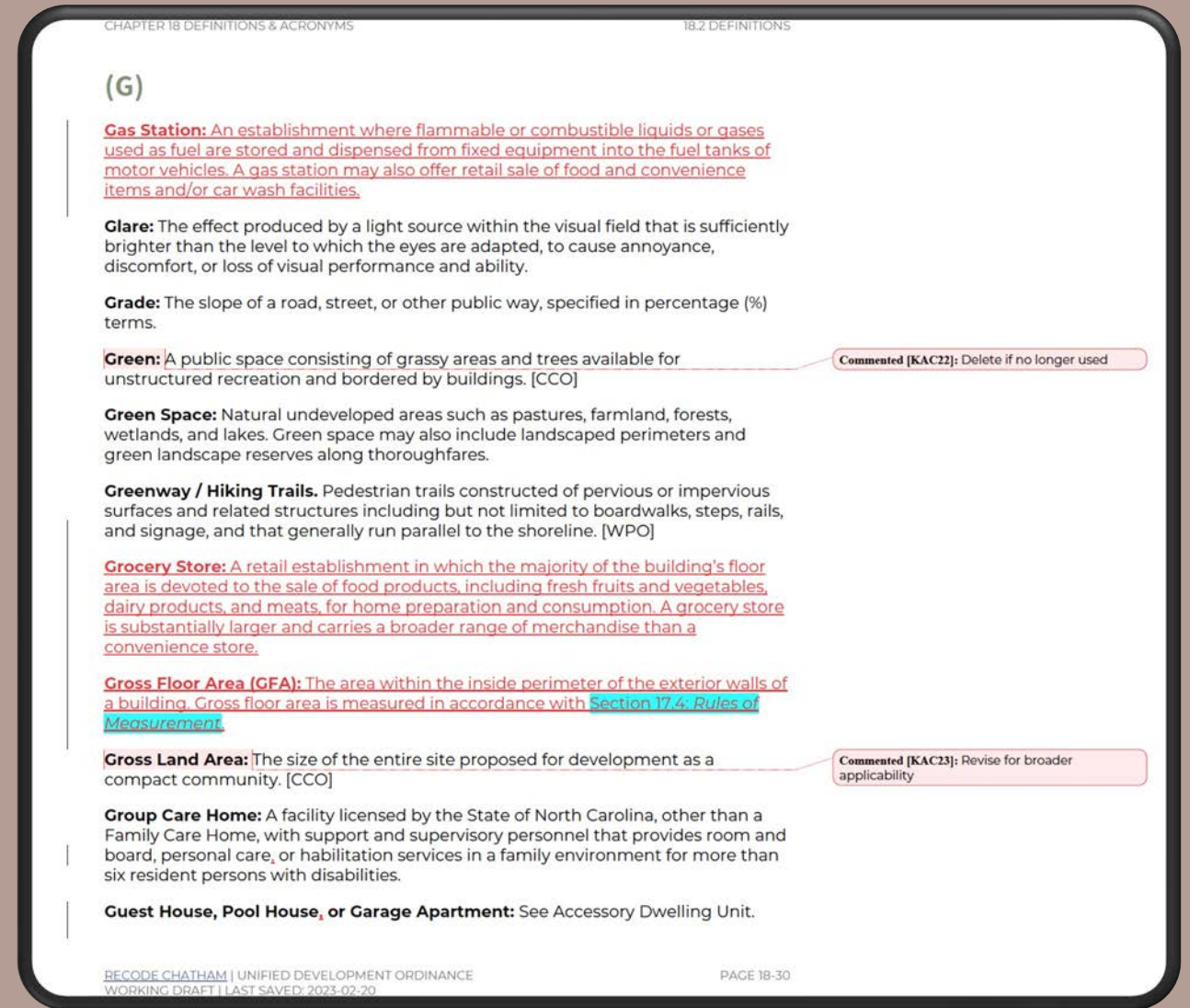
Note: Evergreen plants are highlighted in green.

Scientific Name	Common Name	Native - N Native Cultivar - C Exotic - E	Mature Height	Mature Width	Sun Exposure	Evergreen - G	Drought Tolerant - D	Wet Soil Tolerant - W	Tough Urban Sites - U	Resistant to Deer - R	Edible - E
Large Trees (Height: > 50')											
<i>Acer rubrum</i>	Red Maple	N	40-120'	30-50'	● ○			W		R	
<i>Acer rubrum</i> 'Franksred' and other cultivars	Red Sunset Maple	C	50-60'	35-40'	● ○			W		R	
<i>Acer saccharum</i> subsp. <i>floridanum</i>	Southern Sugar Maple	N	20-70'	20-30'	● ● ○			W		R	
<i>Aesculus flava</i>	Yellow Buckeye	N	40-60'	30-40'	● ○					R	
<i>Betula nigra</i>	River Birch	N	40-90'	40-60'	● ○			W		R	
<i>Betula nigra</i> 'Dura Heat'	Dura Heat River Birch	C	40-70'	40-60'	● ○			W	U	R	
<i>Carpinus betulus</i>	European Hornbeam	E	40-60'	30-40'	● ○		D		U		
<i>Carya glabra</i>	Pignut Hickory	N	60-80'	25-40'	● ○		D			R	
<i>Carya illinoensis</i>	Pecan Tree	N	70-100'	40-75'	● ○		D	W			E
<i>Catalpa speciosa</i>	Northern Catalpa	N	40-70'	20-40'	● ○		D	W			
<i>Celtis laevigata</i>	Sugar Hackberry	N	50-70'	30-60'	● ○		D		U	R	
<i>Celtis occidentalis</i>	Hackberry	N	40-100'	40-60'	● ● ○		D	W	U		E
<i>Chamaecyparis obtusa</i>	Hinoki Falsecypress	E	50-75'	10-25'	● ○	G					
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar	N	60-80'	30-40'	● ○	G		W			
<i>Corylus colurna</i>	Turkish Filbert	E	40-80'	30-50'	● ○		D		U		E
<i>Cryptomeria japonica</i>	Japanese Cedar	E	50-60'	20-30'	● ○	G				R	
<i>Cupressus sempervirens</i> and other varieties	Italian Cypress	E	40-70'	3-6'	○	G	D		U		
<i>Diospyros virginiana</i>	Persimmon	N	30-80'	20-35'	● ○		D				E
<i>Fagus grandifolia</i>	American Beech	N	60-80'	40-80'	● ○					R	
<i>Ginkgo biloba</i> 'Autumn Gold' and other fruitless males only	Ginkgo	E	50-80'	30-40'	○		D		U	R	
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	N	30-70'	30-50'	○		D		U	R	
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	N	60-75'	40-50'	○		D		U		
<i>Liquidambar styraciflua</i>	Sweetgum	N	60-100'	40-50'	● ○		D	W	U	R	
<i>Linodendron tulipifera</i>	Tulip Poplar	N	70-130'	30-60'	● ○					R	

¹ This is the plant list from the Chatham County Appearance Commission's Design Guidelines.

CHAPTER 18: DEFINITIONS & ACRONYMS

- Consolidates definitions into a single chapter
- Adds acronyms
- Tracks changes to current definitions
- Will be updated as part of each module and finalized at end of the drafting process



NEXT STEPS

- **Administration & Procedures Module (Chapters 12-18)**
 - Staff & UDO Subcommittee Review Draft currently under review
 - Public Review Draft will be released in June 2024
 - Public Outreach Session(s) will be held in July 2024
- **UDO Testing**
 - Up to 10 sites
 - Using hypothetical development scenarios to test UDO standards

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